



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

Board of Supervisors
GLORIA MOLINA
First District

MARK RIDLEY-THOMAS
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

July 5, 2011

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:
AS-NEEDED CONSTRUCTION PROJECT MANAGEMENT
AND RELATED SERVICES
VARIOUS CAPITAL PROJECTS
AWARD CONSULTANT SERVICES AGREEMENTS
APPROVE SUPPLEMENTAL AGREEMENT
(ALL DISTRICTS) (3 VOTES)**

SUBJECT

This action will award consultant services agreements to gkkworks and Vanir Construction Management, Inc., to provide as-needed construction project management and related services that will assist the Department of Public Works with its Capital Projects Program. A supplemental agreement with Bernards will ensure continuity of services on critical, ongoing projects with Bernards until these services are completed.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Award and authorize the Director of Public Works, or her designee, to execute consultant services agreements with gkkworks and Vanir Construction Management, Inc., each for a not-to-exceed fee of \$7.5 million to be financed from capital project budgets to provide as-needed construction project management and related services. The agreements will be for a three-year period with two one-year extension options to be exercised upon your Board's approval.

"To Enrich Lives Through Effective And Caring Service"

***Please Conserve Paper – This Document and Copies are Two-Sided
Intra-County Correspondence Sent Electronically Only***

2. Authorize the Director of Public Works, or her designee, to execute a supplemental agreement with Bernards to extend the term of the existing construction project management and related services agreement, with no increase in the contract amount for specific and critical project assignments currently underway with Bernards, until completion of the specific projects' services.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will augment the Department of Public Works' (Public Works) project management capabilities in support of the Capital Projects Program.

Public Works is currently managing approximately 200 active capital projects that are in various stages of feasibility analysis, programming, design, or construction. To ensure adequate resources are available with the appropriate level of training and experience to execute work on schedule without loss of continuity, Public Works is recommending executing as-needed construction project management services agreements with gkkworks and Vanir Construction Management, Inc., to supplement its project management activities over the next five years. The consultant staff, under Public Works' supervision, will perform project management duties for the construction of health centers, correctional and detention facilities, beach facilities, libraries, parks, fire and sheriff stations, and various other facilities in support of the County's Capital Projects Program. Additionally, Public Works recommends approval of a supplemental agreement, with Bernards, to extend the term of the existing construction project management and related services agreement, with no increase in the amount of the existing agreement, to ensure that services on the critical projects currently assigned to Bernards are completed.

On October 28, 2010, Public Works issued a Request for Proposals to 135 firms for as-needed construction project management and related services to assist in the management of the County's Capital Projects Program. This contracting opportunity was advertised on the County's Doing Business with Us website. On November 24, 2010, 38 firms submitted proposals and competed in categories for small, medium, or large firms. An evaluation committee, composed of staff from Public Works and the Chief Executive Office, assessed the proposer's qualifications. A total of six firms were recommended to provide the required services based upon their proposed organizational structure, support resources, technical and administrative expertise, experience, and proposed work plan.

On January 25, 2011, your Board awarded agreements to four of the six firms: one agreement to a large firm (Jacobs Project Management Co.) and three agreements to small firms (APSI Construction Management; Simpson & Simpson Management Consulting, Inc.; and SRD Management). Recommendations to award two contracts in the medium size category were not approved and were referred back to Public Works for further analysis due to an ongoing protest filed by one of the nonselected firms, Pacifica Services, Inc. (Pacifica).

On January 19, 2011, a departmental review panel, consisting of Public Works' staff, reviewed Pacifica's allegations and found that there was no merit to its protest. Nonetheless, to eliminate any perception of discrepancies in the outcome of the original evaluation, Public Works elected to reevaluate the eight proposals that had been submitted in the medium-size firm category. Fully setting aside the original committee's prior determinations, a new committee was convened to reevaluate the eight proposals. The new committee, composed of staff from Internal Services, Public Works, and Sheriff's Departments, found that proposals submitted by gkkworks and Vanir Construction Management, Inc., were the two highest-scoring proposals in the medium-size firm category. Consequently, gkkworks and Vanir Construction Management, Inc., are recommended for award of contracts as the best-qualified firms in this category (see Contracting Process).

As an interim measure for continuity of service on ongoing projects, Public Works also recommends approval of a supplemental agreement with Bernards, with no increase in the amount of the existing contract.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Organizational Effectiveness (Goal 1) by improving the efficiency, quality, and responsiveness of County services to all residents.

The execution of these supplemental agreements for as-needed construction project management and related services will provide Public Works with access to the necessary expertise and experience to respond to fluctuations in workload due to shifts in the County's budget or other programmatic and operational considerations.

FISCAL IMPACT/FINANCING

No impact on the County's General Fund is expected from this action. Construction project management services utilized under these agreements will be funded from capital project budgets and expended as the individual projects are approved by your Board.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The consultant services agreements with gkkworks and Vanir Construction Management, Inc., will be for a three-year period with two one-year extension options to be exercised upon your Board's approval. The expiration date of the agreements is subject to the following condition: Where services for a given project have been authorized but are not completed prior to the stated expiration date, the expiration date of the agreements is automatically extended to allow for completion of such services.

The supplemental agreement will be in the form previously reviewed and approved by County Counsel. The base agreements were solicited on an open-competitive basis and are in accordance with applicable Federal, State, and County requirements. The consultants are in compliance with the Chief Executive Officer's and your Board's requirements.

The agreements will contain terms and conditions supporting your Board's ordinances, policies, and programs, including, but not limited to: County's Greater Avenues for Independence and General Relief Opportunities for Work Programs (GAIN/GROW), Board Policy No. 5.050; Contract Language to Assist in Placement of Displaced County Workers, Board Policy No. 5.110; Reporting of Improper Solicitations, Board Policy No. 5.060; Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law), Board Policy No. 5.135; Contractor Employee Jury Service Program, Los Angeles County Code, Chapter 2.203; Notice to Employees Regarding the Federal Earned Income Credit (Federal Income Tax Law, Internal Revenue Service Notice 1015); Contractor Responsibility and Debarment, Los Angeles County Code, Chapter 2.202; and the Los Angeles County's Child Support Compliance Program, Los Angeles County Code, Chapter 2.200; Defaulted Property Tax Reduction Program, Los Angeles County Code, Chapter 2.206; and the standard Board-directed clauses that provide for contract termination or renegotiation.

The agreements include a cost-of-living adjustment provision in accordance with your Board's policy, which was approved on January 29, 2002.

ENVIRONMENTAL DOCUMENTATION

The proposed activity is not a project pursuant to the California Environmental Quality Act (CEQA) because it is an activity that is excluded from the definition of a project by Section 15378(b) of the State CEQA Guidelines. The proposed actions are an administrative activity of the government, which will not result in direct or indirect changes to the environment.

CONTRACTING PROCESS

On October 28, 2010, Public Works issued a Request for Proposals (RFP) to 135 firms for as-needed construction project management and related services to assist in the management of the County's Capital Projects Program. On November 24, 2010, 38 firms submitted proposals, which allowed firms to compete in categories based on one of three firm sizes. An evaluation committee, composed of staff from Public Works and the Chief Executive Office, assessed the proposers' qualifications. Six firms were recommended to provide the required services based upon their proposed organizational structure, support resources, technical and administrative expertise, experience, and proposed work plan. Of these six firms, your Board awarded the following four agreements on January 25, 2011: one agreement to a large firm (Jacobs Project Management Co.) and three agreements to small firms (APSI Construction Management; Simpson & Simpson Management Consulting, Inc.; and SRD Management) to provide as-needed construction project management and related services. Due to a protest filed by one of the nonselected proposers, Pacifica, the recommendations for contract award in the medium-size category were not approved and were returned to Public Works for further analysis.

On January 19, 2011, a departmental review panel, consisting of Public Works' senior staff, reviewed Pacifica's allegations and found that there was no merit to its protest. Public Works elected to reevaluate the eight proposals that had been submitted in the medium-size firm category. Fully setting aside the findings and scoring of the original committee, a new evaluation committee, composed of representatives from Internal Services, Public Works, and Sheriff's Departments, was convened to evaluate the eight proposals. On May 3, 2011, the new committee found that proposals submitted by gkkworks and Vanir Construction Management, Inc., were the two highest-scoring proposals in the medium size firm category based on selection criteria specified in the RFP. The new committee recommended awarding agreements to gkkworks and Vanir Construction Management, Inc., to provide the required services.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Authorizing the consultant services agreements with gkkworks and Vanir Construction Management, Inc., and the supplemental agreement with Bernards, will allow Public Works to continue to manage and implement the County's Capital Projects Program without disruption of services.

The Honorable Board of Supervisors
July 5, 2011
Page 6

CONCLUSION

Please return one adopted copy of this letter to the Chief Executive Office, Capital Projects Division; and the Department of Public Works, Architectural Engineering Division.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'W. T. Fujioka', written in a cursive style.

WILLIAM T FUJIOKA
Chief Executive Officer

WTF:RLR:DJT
SW:RB:zu

c: Executive Office, Board of Supervisors
County Counsel
Public Works